

Wm. B. Lee, Jr.
10-0-0398
AN ORDINANCE BY COUNCILMEMBER IVORY LEE YOUNG, JR.

AN ORDINANCE TO AMEND ARTICLE II, SECTION 29, OF THE ATLANTA HOUSING CODE OF 1987, APPENDIX "E" OF THE CITY OF ATLANTA LAND DEVELOPMENT CODE, ENTITLED "MINIMUM SPECIFICATIONS TO ABATE INTERIOR REQUIREMENTS IN VACANT DWELLING UNITS", SO AS TO REQUIRE MINIMUM BOARDING SPECIFICATIONS FOR STRUCTURES BOARDED FOR SIX MONTHS OR LESS; SO AS TO REQUIRE MINIMUM BOARDING SPECIFICATIONS FOR STRUCTURES BOARDED FOR GREATER THAN SIX MONTHS; SO AS TO ALLOW BOARDING FOR GREATER THAN SIX MONTHS UPON WRITTEN APPROVAL FROM THE DIRECTOR OF THE BUREAU OF CODE COMPLIANCE AND UPON IMPLEMENTATION OF MINIMUM BOARDING SPECIFICATIONS SET FORTH HEREIN; AND FOR OTHER PURPOSES.

WHEREAS, the Atlanta Housing Code of 1987 has as its purpose to provide for the maintenance of the minimum requirements necessary for the protection of life, limb, health, property, safety and welfare of the general public and the owners and occupants of residential property in the City of Atlanta; and

WHEREAS, Section 29 of the Atlanta Housing Code of 1987 imposes a duty upon owners and operators to secure vacant property according to wood-based minimum boarding standards set forth therein; and

WHEREAS, the City desires to increase the minimum boarding standards for properties that are subject to in rem review board orders or that are vacant for more than six consecutive months; and

WHEREAS, many local jurisdictions require and/or use superior steel-based boarding technology to secure windows, door and other structural openings.

NOT THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF ATLANTA, GEORGIA as follows:

Section 1: That Article II, Section 29 of the Atlanta Housing Code of 1987, Appendix "E" of the City of Atlanta Land Development Code, and that reads as follows:

Sec. 29. Minimum Specifications to Abate Interior Requirements in Vacant Dwelling Units.

(a) When a vacant, burned or otherwise damaged or deteriorated dwelling has been boarded, corrective action to bring the dwelling into full compliance with the Atlanta Housing Code shall begin within 30 days after the dwelling has been boarded and shall be completed and the boarding removed within a period of six months from the date of the boarding. The dwelling shall be subject to an inspection beginning four months from the date of the boarding.

Failure to have begun the corrective action necessary to bring the dwelling into full compliance with the Atlanta Housing Code within 30 days after the dwelling has been

boarded, and the failure to allow city code enforcement officers to gain access to the interior of the dwelling after proper notification, shall each constitute a separate violation of this Code.

(b) The minimum specifications to secure a vacant dwelling to abate interior requirements shall be as follows unless otherwise approved in writing by the Director:

(1) Except for the front door, all windows and doors on all levels, through which access to the interior of the dwelling can be made, shall be secured from the interior of the building with 1/2" exterior grade plywood sheathing, as shown in Exhibit "A";

(2) All window boards shall be fit to screen inset molding as shown;

(3) All fabricated boards shall be painted with one coat of primer on the exterior surface;

(4) All 2" x 4" interior wood stock used in securing the sheathing shall be padded with carpet type material of minimum dimensions 4" x 8" permanently attached. This padding shall be adjusted to prevent damage to interior walls and wood trim;

(5) A dead bolt lock shall be installed on the front exterior door above the existing lock.

(c) *Maintenance of a secured vacant dwelling.* All openings specified in Section 29(b) herein, must remain secured in the manner prescribed in Section 29(b) herein and the exterior of the dwelling must remain in compliance with all applicable provisions of this Code. Failure of the owner, operator or agent to maintain the secured vacant dwelling as prescribed herein shall subject them to legal action without further notice from the Director.

Shall be amended to read as follows:

Sec. 29. Minimum Specifications to Abate Interior Requirements in Vacant Dwelling Units.

(a) When a vacant, burned or otherwise damaged or deteriorated dwelling has been boarded, corrective action to bring the dwelling into full compliance with the Atlanta Housing Code shall begin within 30 days after the dwelling has been boarded and shall be completed and the boarding removed within a period of six months from the date of the boarding unless a greater period of time is approved by the Director in writing upon a showing that the minimum boarding standards promulgated in 29 (c) herein have been implemented or will be implemented within 30 days of the Director's approval. The dwelling shall be subject to an inspection beginning four months from the date of the boarding.

Failure to have begun the corrective action necessary to bring the dwelling into full compliance with the Atlanta Housing Code within 30 days after the dwelling has been boarded, and the failure to allow city code enforcement officers to gain access to the interior of the dwelling after proper notification, shall each constitute a separate violation of this Code.

(b) The minimum specifications to secure a vacant dwelling to abate interior requirements for no greater than six consecutive months of boarding shall be as follows unless otherwise approved in writing by the Director:

(1) Except for the front door, all windows and doors on all levels, through which access to the interior of the dwelling can be made, shall be secured from the interior of the building with 1/2" exterior grade plywood sheathing, as shown in Exhibit "A";

- (2) All window boards shall be fit to screen inset molding as shown;
 - (3) All fabricated boards shall be painted with one coat of primer on the exterior surface;
 - (4) All 2" x 4" interior wood stock used in securing the sheathing shall be padded with carpet type material of minimum dimensions 4" x 8" permanently attached. This padding shall be adjusted to prevent damage to interior walls and wood trim;
 - (5) A dead bolt lock shall be installed on the front exterior door above the existing lock.
- (c) The minimum specifications to secure a vacant dwelling pursuant to an in rem review board order or for any period of time greater than six months of boarding in any calendar year shall be as follows unless otherwise approved in writing by the Director:
- (1) All windows and doors on all levels, through which access to the interior of the dwelling can be made, shall be secured from the interior of the building with fourteen
 - (14) gauge, perforated steel.
- (de) Maintenance of a secured vacant dwelling. All openings specified in Section 29(b) or c) herein, must remain secured in the manner prescribed in Section 29(b) or c) herein and the exterior of the dwelling must remain in compliance with all applicable provisions of this Code. Failure of the owner, operator or agent to maintain the secured vacant dwelling as prescribed herein shall subject them to legal action without further notice from the Director.